



Memorandum

DATE: Wednesday May 3rd, 2017

TO: Interested Stakeholders

FROM: Affordable Housing and Sustainable Communities (AHSC) Program Staff

RE: Request for Public Comment Re: AHSC 2016-2017 Draft Program Guidelines: Proposed Changes to Project Setting and Minimum Density Requirements

As AHSC Program Staff work to further strengthen and simplify the AHSC program, various program requirements are considered and refined. One change under consideration could have significant implications for various projects across the state. Since the proposed change occurred after the formal April 14th public comment deadline, staff are initiating a separate comment period to collect feedback on this proposal prior to finalizing the 2016-2017 AHSC Program Guidelines.

AHSC Staff is proposing to change both the Minimum Net Density and CalEEMod Project Setting definitions and determinations in order to streamline, clarify, and simplify the AHSC process. Staff also believes these changes will address concerns regarding the rigidity and inconsistency of these definitions, while continuing to strengthen our commitment to funding the strongest projects that align with AHSC goals.

Background

CalEEMod Project Setting: Project Setting types are used in AHSC Greenhouse Gas Emissions (GHG) Quantification Methodology, specifically in the CalEEMod model, to determine the vehicle miles travelled (VMT) percentage cap per CAPCOA Quantification Report. These Project Setting designations were not aligned with other programmatic components outside of the GHG Quantification Methodology (such as Minimum Net Density and Project Type determinations). .

The 2015-2016 AHSC Program deferred to Metropolitan Planning Organizations (MPO) to confirm the CalEEMod Project Settings at the Concept Phase, and were verified by AHSC Program Staff.

Minimum Net Density: Currently, 2016-2017 AHSC Guidelines require that AHSC applications meet Minimum Net Density requirements, based on [HCD Default Density Standards](#). This has resulted in different density requirements applying to projects competing within the same Project Area Type (TOD, ICP, or RIPA).

Proposed Change

AHSC Staff is proposing to align the Minimum Net Density requirements to be consistent with Project Area Type and CalEEMod Project Settings.

This proposed change would allow applicants to meet Minimum Net Density requirements and select a more appropriate CalEEMod Project Setting based on Project Area Type. This change would require revisions to the AHSC Program Guidelines, AHSC Quantification Methodology, and AHSC GHG Calculator tool as follows:

**Proposed Alignment of Minimum Net Density and CalEEMod Project Settings
based on Project Area Type**

Requirements per AHSC Guidelines		CalEEMod	
Project Area Type	Minimum Net Density	Project Settings	VMT Cap
TOD	30 du/acre	Urban	75%
ICP	20 du/acre	Urban Center	40%
RIPA	15 du/acre	Low Density Suburban	15%

Please provide any comments regarding this proposed change to ahsc@sgc.ca.gov by COB Friday May 12th. This will allow us to incorporate your comments into the final draft guidelines.
